



The City of Grove City, Ohio

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Planning Commission Staff Report
Lower Level Conference Room
August 2, 2016 1:30pm

6. APPLICATION: Meadow Grove Estates North | Method of Rezoning (PUD-R, Text Amendment)

Project Number: 201607260047

Location: 84.478 acres east of Mallow Lane terminus and 42.847 acres north of Lilac Ave terminus

Proposal: An amendment to the zoning text for Meadow Grove Estates North to clarify standards for garages

Applicant: Corey Theuerkauf, Rockford Homes Inc., 999 Polaris Parkway, Columbus, OH 45240

Relevant Code Section(s):

- 1135.14 Zoning District Regulations – Planned Unit Development District
- C-119-05 Meadow Grove Estates North Zoning Text

Project Summary

The applicant is requesting approval of a Zoning Text Amendment for Meadow Grove Estates North located east and west of Buckeye Parkway, south of Holton Road, and north of Borror Road. The purpose of the proposed amendment is to clarify the standards for garages in the development and will only affect section VI(F)(Garages) of the zoning text.

Review of Proposed Changes:

The applicant is proposing to make the following changes to the Meadow Grove Estates North Zoning Text:

VI. Building Design

- F. Garages: All homes shall have at least a two-car garage. No single garage door opening shall exceed two car widths (18') or exceed 9' height. ~~The~~ **No single** garage door shall ~~not~~ **nor** project more than 35% of the linear width of the front elevation, ~~not~~ **nor** project more than 12 feet from the forward most vertical wall plane of the front façade of the house. The Cypress model, which has a 20-foot projection from the front façade is the only house permitted **to exceed the 12-foot projection**, per resolution No. CR-86-05. Garage doors shall be made of durable materials that do not sag, warp, deteriorate or delaminate under normal use and weather conditions. Materials such as particle board or Masonite are prohibited. Garage door color(s) shall be low contrast that are the same or similar in hue and tonal value as the primary color of the house or house trim. The garage door trim shall match the primary trim color of the house.

Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Zoning Text Amendment as submitted.